

No. 713 of 1873.

To

L. R. ASHBURNER, Esq., C.S.I.,
 Revenue Commissioner, Northern Division.

Camp Tarkesár, 12th March 1873.

Sir,

I have the honour to submit Mr. Carey's report on completion of the Ránder City Survey. This report is dated February 17th, 1872, but was handed over to me by my *locum tenens*, Mr. Shaw-Stewart, when I resumed charge from him on the 26th of November last, with the remark that he had deferred dealing with it till he "could say with some approach to correctness that the work was in a complete state, but every day shows that much is still to be done."

2. I have gone carefully into the question, and find that such minor matters of survey and enquiry as were standing over a year ago have now been completed. I have in some cases added to Mr. Carey's tables figures in red ink, showing the state of the account on March 1st, 1873, and the report is now in all respects ready for the orders of Government.

3. The characteristic feature of Ránder, as compared with Surat and Balsár, is that the town is more compact. Hence the claimed open land was less, and the survey and enquiry were simplified proportionably. For the same reason the vacant saleable land is, less also, but, on the other hand, what there is, is more valuable. The houses also are both smaller and more numerous, and the sunniid fees have consequently amounted to a larger sum. Finally, Ránder has no valuable kiráyá lands belonging to Government, as Balsár had.

4. The characteristic feature of the City Survey of Ránder is, that having been commenced last of all the surveys, with a well-trained staff and an Enquiry Officer of Mr. Carey's experience, the whole operation has been completed in one year and a half. Hence, although this rapidity of completion did not leave time, as Mr. Carey explains, for the sale of much land, there has already been an actual excess of cash receipts over cash expenditure.

5. Considering, to begin with, merely the cash question, and deferring the apportionment of receipts between Government and the Municipality, the results are as per margin, and the profit 31 per cent. on

Receipts.	Charges.						
	Rs.	a.	p.		Rs.	a.	p.
Sunnud Fees ...	5,033	8	0	Government...	359	6	3
Land Sales	1,152	4	7	Municipality...	4,656	6	2
Rents capitalized	405	15	0				
Total... ...	6,591	11	7	Total.....	5,015	12	5

the outlay. This is, of course, exclusive of the salary of the Enquiry Officer, which amounts to Rs. 3,938, and is omitted because it is a mere paper debit, which Government have concurred with

Collector's No. 2946 of December 31, 1872, paragraphs 15 and 16.

Government Resolution No. 584 of January 31, 1873, paragraph 2,

me in treating as a set off against the future gain to Government from the right of re-assessment and resale of occupancy of lands leased for 99 years.

6. The nature of the Ránder receipts, and the points in which they differ from those of Balsár, shown in Mr. Carey's report No. 1, of August 18th, 1871, and Government Resolution No. 858, of February 26th, 1872, will be apparent from the following table:—

	Balsár.			Ránder.			In Ránder.	
	Past.	Future.	Total.	Past.	Future.	Total.	More.	Less.
Land Sales—								
In perpetuity.....	8,642	11,577	20,219	1,152	11,918	13,070	...	7,149
On 99 years' leases...	2,452	40,970	43,422	...	43,841	43,841	419	...
Kiráyé Lands sold—								
In perpetuity.....	2,164	...	2,164	...	...	...	...	2,164
On 99 years' leases...	2,197	...	2,197	...	...	...	...	2,197
Fees for Sunnuds, &c.	3,819	...	3,819	5,034	766	5,800	1,981	...
Rents capitalized ...	4,528	17,898	22,426	406	11,416	11,822	...	10,604
Total.....	23,802	70,445	94,247	6,592	67,941	74,533	...	19,714

It will be observed that in the case of both towns Mr. Carey has estimated the future proceeds of land sold on lease at one rupee per square yard. The improbability of this rate being fully realized has been pointed out as to Balsár in paragraph 5 of my No. 1825, of August 22nd, 1871, and Mr. Carey notices it as to Ránder in paragraph

11 of his present report. At the same time it is difficult to fix on a really reliable rate, and it is obvious that the very reduced one of 8 annas per square yard lately adopted for Surat in my No. 2946, of December 31st, 1872, might not be suitable, because in Surat all the best lands have already been sold, whereas in the other towns they have not. I propose to adopt ten annas presently in my estimate for Ránder.

7. The cost of the Ránder survey contrasts with that of Balsár as per margin. No charge has been made for the services of the Surat Survey Officer as yet, but I think that Government should be credited on this account with a lump sum of Rs. 300.

	Balsár.			Ránder.			Less in Ránder.
	Government.	Municipal.	Total.	Government.	Municipal.	Total.	
Survey Officer ...	650	719	1,369	...	...	...	1,369
Establishment—							
Survey	770	6,001	6,771	80	3,853	3,938	2,833
Enquiry	594	317	911	279	339	618	293
Miscellaneous...	...	1,085	1,085	...	459	459	626
Total.....	2,014	8,122	10,136	359	4,656	5,015	5,121

The contrast, though in favour of Ránder, is not so much so as these figures seem to imply, for it will be seen, from a comparison of Mr. Carey's Appendix A for the two towns, that the area of Ránder is only one-third of that of Balsár. The private property, building sites, and the waste saleable ground, however, are about the same in both. On the whole there can be no doubt that the survey of Ránder has been done better and cheaper, as well as far more promptly, than that of Balsár. The salaries of the Enquiry Officer are omitted for the reason above stated, but I may mention that they come to Rs. 8,599 and Rs. 3,938 in the two cases, thus confirming the above conclusion.

8. Ránder possesses no anomalies of local tenure requiring the orders of Government, as Balsár did. The only question now to be decided is that held in abeyance for future consideration by Government Resolution No. 5944, of November 25th, 1871, namely, how the proceeds are to be apportioned between the Municipality and Government. As the case now stands, Government have spent Rs. 359 in cash, and are getting or will get the rents capitalized as worth Rs. 11,803, as also the Rs. 300 in cash mentioned in the last paragraph. The Municipality have received the Rs. 5,034 of sunnud fees, and will have disbursed Rs. 4,956, including the above Rs. 300. The Rs. 1,152 of proceeds of land sales are held in deposit pending the settlement of the whole question.

9. It is obvious that if Government take the whole past and future sale proceeds, the Municipality will be barely re-imbursed their principal, and will lose the interest on it, though they advanced it, when Government would not, in full expectation of a good return. They will also lose the incentive to improvement of the town on which Mr. Carey very justly dwells in his 6th and 9th paragraphs, and as it is not likely that the taluka officials can take their place in this duty, the town and Government income will suffer, and the former will have a certain right to complain of being treated differently from all the other surveyed towns. On the other hand, it is clear that the absence of kiráyá lands in Ránder places Government at an unusual disadvantage, and necessitates a special arrangement of some sort.

10. The result of applying the rule of the other towns to Ránder, which is what Mr. Carey recommends in his 10th paragraph, would be that eventually Government would get Rs. 13,438 of cash and capitalized rents—chiefly the latter—while the Municipality would obtain Rs. 61,049, though at an indefinite period. This would be nearly as unfair to Government as the opposite course described above would be to the Municipality.

11. On the whole I beg to suggest that one-fourth of the sale proceeds of land be taken by Government and three-fourths by the Municipality, who should also keep the sunnud fees they now receive. The effect of this is shown below in the form adopted for Surat in my No. 2946, of December 31st, 1872:—

Receipts.	Cash.	Rents Capitalized.	Total.	Expenditure.	Enquiry.	Survey.	Total.
Government—				Government—			
Past ...	90	387	477	Past ...	279	80	359
Future ...	11,253	11,416	22,669	Future...	...	...	...
Total ...	11,343	11,803	23,146	Total ...	279	80	359
Municipality—				Municipality—			
Past ...	5,033	19	5,052	Past ...	424	4,232	4,656
Future ...	29,893	...	29,893	Future...	...	300	300
Total ...	34,926	19	34,945	Total ...	424	4,532	4,956
Grand Total ...	46,269	11,822	58,091	Grand Total ...	703	4,612	5,315

After allowing for capitalization at 25 per cent., instead of 20 per cent., this result corresponds generally with that of Balsár, where the eventual Government and Municipal shares are Rs. 26,828 and Rs. 61,631, and the operations were termed by Government "very successful." It is also pretty similar to that of the survey of

Ahmadabad, where I find, from Government Resolution No. 6356, of December 24th, 1872, that the respective shares will be Rs. 2,15,691 and Rs. 4,40,120. In both cases the comparison is somewhat in favour of Ránder as regards the proportion to be assigned to Government. I trust that Government will approve of this proposal, and permit me to adjust accordingly.

12. The future administration of the sales of land, in which Government has so large an interest, is a matter requiring serious attention in all cases. I find that next to nothing has been done in this respect in either Balsár or Ránder during the past year, and in Surat there has been little progress. In the two first-named places even the records are neither in proper order nor in trustworthy custody. I propose shortly to report on the general question, and mention it here merely to show that it has not been overlooked.

13. In conclusion, I have much pleasure in endorsing the commendation of the Survey Department, contained in Mr. Carey's last paragraph, and trust that Government will notice favourably his own tact and energy to which the completion of the enquiry without the slightest popular opposition is in a great degree owing. Mr. Whitworth, who is mentioned in para. 34 of Government Resolution, No. 4390, of September 3rd, 1872, was only at Ránder for a few days.

I have the honour to be,

Sir,

Your most obedient Servant,

T. C. HOPE,

Collector

No. 498 OF 1873.

*Superintendent's Office, Camp Tarkesar,
Taluka Mándvi, 13th March 1873.*

MEMORANDUM.

The accompanying report on the completion of the Ránder town survey and enquiry into titles, Mr. Hope has kindly forwarded through the undersigned.

2. The Superintendent can add nothing to Mr. Hope's clear and concise statement of the financial effect of the operation, which is in every respect satisfactory.